

Van Buren County Brownfield Redevelopment Authority Regular Meeting Minutes June 10, 2020

Meeting Host Anna Cerven at Suite 201, 219 E. Paw Paw St, Paw Paw MI 49079
Secretary-Treasurer at Suite 302, 219 E. Paw Paw St, Paw Paw MI 49079
County Clerk at Suite 101, 212 E. Paw Paw St, Paw Paw MI 49079
All other attendees participated online from remote locations

1. Notes for the Record—

- a. This meeting was held online using Zoom webinar software as allowed under Governor Whitmer's Emergency Executive Orders allowing same. The meeting notice, including the Zoom Meeting ID Number, was properly posted on the county's website to allow public participation.
- b. The terms of Board Members Zach Morris and Katie Strohauer expired on June 1, 2020. They were each reappointed to new three-year terms until June 1, 2023, by actions of the Van Buren County Board of Commissioners at their regular meeting held on May 26, 2020. County Clerk Suzie Roehm administered the Oaths of Office to Zach Morris and Katie Strohauer at this meeting.

2. Call to Order and Determination of Quorum

At 3:37 pm, by Chairperson Lisa Phillips, with attendees/absentees/quorum status as follows:

Board Members Present (8) Chair Lisa Phillips, Vice-Chair Jan Petersen, Gail Patterson-Gladney, Cynthia Compton, Kate Hosier, Katie Strohauer, Zachary Morris and Dr. Patrick Creagan; **Board Members Absent (1)** Sarah Moyer-Cale; **Board Vacancies: (0)**. A quorum (8 of 9) is initially present.

Staff and Others Present: Secretary-Treasurer Wayne Nelson; Envirologic Technologies Inc staff members Erik Peterson and Therese Searles; Remote meeting host Anna Cerven; County Clerk Suzie Roehm.

3. **Approval of Agenda--**Motion by Morris, supported by Creagan, to approve the prepared agenda. Approved by a vote of 8-0.

4. **Approval of Minutes of Regular Meeting held May 13, 2020--**Motion by Patterson-Gladney, supported by Compton, to approve the minutes of the Regular Meeting held May 13, 2020. Approved by a vote of 8-0.

5. Public Comment—None

6. **Secretary-Treasurer's Report--**Nelson presented a written and oral report, with action item as follows:

- a. **EGLE Loans**—A letter was received from EGLE advising that the possibility exists of renegotiating terms of outstanding EGLE Loans due the COVID-19 issues. *See New Business for action taken.*
- b. **Written Report**—Motion by Compton, supported by Morris, to approve the report. Approved by a vote of 8-0.
- c. **Invoices for Approval**—The following invoices were presented for approval:

Amount	Vendor	Invoice #	Invoice Date	Reason
EPA Grant Invoices:				
\$ 1,750.00	Envirologic Technologies Inc	06587	2020-05-15	153 W Commercial; BEA
380.00	Envirologic Technologies Inc	06588	2020-05-15	804 S Kalamazoo; B-Plan
237.50	Envirologic Technologies Inc	06589	2020-05-15	67901 Red Arrow; B-Plan
352.50	Envirologic Technologies Inc	06590	2020-05-15	Outreach/Programmatic
550.00	Envirologic Technologies Inc	06594	2020-05-15	99 Walker St; B-Plan
2,140.98	Envirologic Technologies Inc	06620	2020-06-04	153 W Commercial; BEA/Vapor Samp
95.00	Envirologic Technologies Inc	06621	2020-06-04	804 S Kalamazoo; B-Plan
102.50	Envirologic Technologies Inc	06622	2020-06-04	Outreach/Programmatic
\$ 5,608.48	Envirologic Sub-Total			
-				
5,608.48	Total of EPA Grant Invoices			
-				
\$ 5,608.48	Total of All Invoices			

Motion by Compton, supported by Patterson-Gladney, to approve payment of the foregoing invoices totaling \$5,608.48. Approved by a vote of 8-0.

7. Other Correspondence—None

8. New Business—

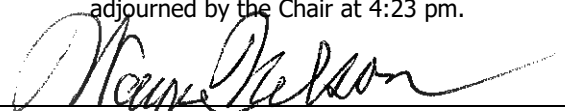
- a. **Draft Brownfield Plans**—Therese Searles and Erik Peterson presented draft Brownfield Plans for Essential Storage LLC for 05585 Blue Star Hwy in South Haven Township and Midwest Property LLC (Midwest Fasteners) for parcels in the Village of Decatur. The drafts have been revised in accordance with the suggestions made at the May 13 meeting and as determined by the working group created at that meeting. Motion by Morris, supported by Hosier, to approve the presented plans, subject to a final clerical review by the existing working group consisting Lisa Phillips, Cynthia Compton, Wayne Nelson, Therese Searles and Erik Peterson. Approved by a vote of 8-0.
- b. **Land Bank Report**—Zach Morris and Cindy Compton reported that the VBC Land Bank Authority is still in a learning phase, substantially slowed by the COVID emergency.
- c. **EPA Grant Extension Request**—Erik Peterson prepared and presented a draft of a one-year extension request to our current EPA Grant. Motion by Petersen, supported by Patterson-Gladney, to approve filing a one-year extension request for EPA Grant under Cooperative Agreement BF-00E02005-1, to extend the grant to 9/30/2021 due to the COVID emergency, with the working group mentioned above to finalize the exact text. Approved by a vote of 8-0.
- d. **EGLE Loan for Black River Enterprises LLC (Paw Paw Brewing)**—The Board determined that seeking a COVID-related extension to this EGLE Loan would be advisable. Chair Philips will send an initial email to Mike Gurnee at EGLE advising him that VBCBRA wishes to pursue a renegotiation of loan terms and that Wayne Nelson will be the lead contact for VBCBRA.

9. Old Business—EPA Grant/Brownfield Plan Project Updates--Erik Peterson gave brief verbal updates on EPA Grant projects as follows:

- a. 10336 Blue Star Hwy—Our work essentially finished; business opening delayed by COVID emergency.
- b. 153 Commercial Ave—BEA finished; vapor sampling results shows contaminants as anticipated; EGLE has now approved two years of funding to resume operating of the Soil Vapor Extraction (SVE) system in place at the site; soil sampling pending; developer's closing on parcel remains imminent.
- c. 23944 Red Arrow Hwy—Developer now owns the site; connection to municipal water pending; proceeding on construction bid preparation; ETI will now do the old building pre-demolition survey and proceed with Brownfield Plan preparation.
- d. 413 Delaware St—Brownfield Plan draft approved in New Business.
- e. 67902 Red Arrow Hwy—Brownfield Plan progressing slowly; COVID emergency affecting progress as facility has been mostly closed.
- f. 05585 Blue Star Hwy-- Brownfield Plan draft approved in New Business.
- g. 804 S Kalamazoo St—Developer sent a notice in May essentially suspending the project due to COVID and economic uncertainties. Erik Peterson states that ETI has ceased any work on the project.
- h. 99 Walker Street in Lawton—The developer now owns the site and is proceeding toward renovation; the VBC Board of Commissioners issued a resolution of support for the Village of Lawton's designation of the site as a Commercial Rehabilitation District to complement VBCBRA assistance.

10. General Member Comments—There were no comments of substance.

11. Adjournment--Motion by Creagan, supported by Morris, to adjourn. Approved by a vote of 8-0, the meeting was adjourned by the Chair at 4:23 pm.


Wayne Nelson, Secretary-Treasurer
Van Buren County Brownfield Redevelopment Authority

Acronyms used in BRA Minutes:

Acronym	Type	Meaning
BRA or VBCBRA	Agency	Van Buren County Brownfield Redevelopment Authority
EPA	Agency	U. S. Environmental Protection Agency
EGLE	Agency	Michigan Department of the Environment, Great Lakes, and Energy
MEDC	Agency	Michigan Economic Development Corporation
VBC	Agency	Van Buren County
VBCBOC or BOC	Agency	Van Buren County Board of Commissioners
BEA	Environmental Term	Baseline Environmental Assessment
DDCC	Environmental Term	Documentation of Due Care Compliance
ESA	Environmental Term	Environmental Site Assessment (as in Phase II ESA)
QAPP	Environmental Term	Quality Assurance Project Plan
ETI	Company	Envirologic Technologies Inc, the EPA Grant contractor
SEV	Property Tax Term	State Equalized Value-should approximate 50% market value
TV	Property Tax Term	Taxable Value-the value for property tax rate billing